

Send Tax Notice to:

AP Technoglass Alabama, Inc.
c/o AP Cincinnati
47 Cavalier Blvd.
Florence, KY 41042

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Inst # 2001-56569

12/26/2001-56569
11:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CH 18.00

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Million, Five Hundred Thousand & No/100 (\$1,500,000.00) Dollars, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned **SHELBY COUNTY, ALABAMA, a political subdivision of the State of Alabama** (herein referred to as grantor) does grant, bargain, sell and convey unto **AP Technoglass Alabama, Inc.**, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Parcel I

A parcel of land situated in Section 19, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

A parcel of land situated in Section 19, Township 21 South, Range 2 West, being a portion of Lot 1 of Shelby West Corporate Park, Phase I, as recorded in Map Book 24 page 4 in the Judge of Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Section 19, Township 21 South, Range 2 West and run in a Westerly direction along the South line of said Section 19, a distance of 2,213.89 feet to a point; thence turn a deflection angle of 90 deg. 00 min. 00 sec. and run to the right in a Northerly direction a distance of 1,625.65 feet to the point of beginning of the herein described parcel; thence turn a deflection angle of 114 deg. 36 min. 31 sec. and run to the left in a Southwesterly direction a distance of 614.11 feet to a point on a curve concave to the left having a central angle of 44 deg. 44 min. 38 sec., a radius of 66.00 feet and an arc distance of 51.54 feet; thence turn an interior angle of 90 deg. 00 min. 00 sec. to the tangent of the last described curve and run in a Southwesterly direction along the arc of the said curve, a distance of 51.54 feet to the point of reverse curve concave to the right, having a central angle of 56 deg. 15 min. 04 sec., a radius of 15.00 feet and an arc distance of 14.73 feet; thence run along the arc of the last described curve a distance of 14.73 feet to the point of tangent; thence run in a Northwesterly direction tangent to the last described curve a distance of 99.11 feet to the point of curvature of a curve concave to the left, having a central angle of 24 deg. 09 min. 56 sec., a radius of 793.94 feet and an arc distance of 334.86 feet; thence run in a Northwesterly direction along the arc of the last described curve a distance of 334.86 feet to the point of tangent; thence run in a Northwesterly direction tangent to the last described curve a distance of 94.07 feet to the point of curvature of a curve concave to the right, having a central angle of 93 deg. 24 min. 59 sec., a radius of 50.00 feet and an arc distance of 81.52 feet; thence run in a Northeasterly direction along the arc of the last described curve a distance of 81.52 feet to the point of compound curve concave to the right, having a central angle of 12 deg. 19 min. 21 sec., a radius of 1392.39 feet and an arc distance of 299.46 feet, said point being on the Southerly right of line of Economic Loop, a/k/a Corporate Woods Drive (80.0 foot right of way); thence run in a Northeasterly direction along the said Southerly right of way of Economic Loop, a/k/a Corporate Woods Drive, and along the arc of the last described curve a distance of 299.46 feet to the point of tangent; thence continue along the said Southerly right of way of Economic Loop, a/k/a Corporate Woods Drive, and

tangent to the last described curve in a Northeasterly direction a distance of 93.91 feet to the point of curvature of a curve concave to the left, having a central angle of 15 deg. 04 min. 42 sec., a radius of 796.89 feet and an arc distance of 209.72 feet; thence continue along the said Southerly right of way line of Economic Loop, a/k/a Corporate Woods Drive, and along the arc of the last described curve in a Northeasterly direction a distance of 209.72 feet to a point on the centerline of an Alabama Power Company transmission line right of way (100 foot right of way); thence turn an interior angle of 78 deg. 00 min. 07 sec. from the tangent of last described curve and run to the right in a Southeasterly direction along said centerline a distance of 668.86 feet to the point of beginning of the herein described parcel. Being situated in Shelby County, Alabama.

Parcel II

Site No. 10, according to the Survey of Shelby West Corporate Park, a Commerce Industry & Technology Complex, being a resurvey of Lot 1-A, as recorded in Map Book 27 page 61 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

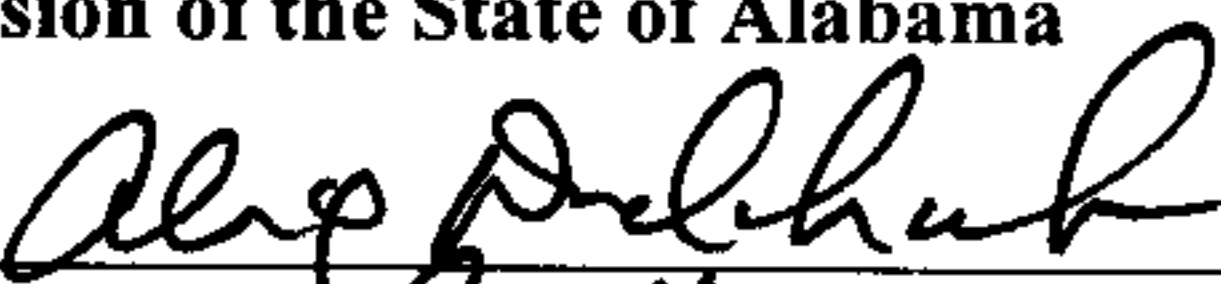
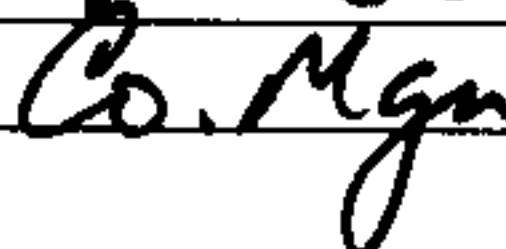
- (1) General and special taxes or assessments for 2001 and subsequent years not yet due and payable.
- (2) The following matters shown on the survey by Paragon Engineering, Inc. dated 11-18-2000 (as depicted on Map Book 26, page 71):
 - Site 8:
 - (i) 40 foot building setback line from Corporate Wood Drive.
 - (ii) Irregular drainage easement on the Northeasterly side.
 - (iii) Alabama Power Easement on Northeasterly side.
 - Site 10:
 - (i) Alabama Power Easement on the Northeasterly side.
 - (ii) 20 foot sanitary sewer easement on Southwesterly and Northeasterly sides.
 - (iii) 50 foot easement for Alabama Power Company, sanitary sewers and other utilities.
- (3) Restrictions, covenants and conditions as set out in Instrument(s) recorded in Inst. #1996-38767 in Probate Office.
- (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 270, page 714, in Probate Office.
- (5) All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And undersigned does for itself, its successors and assigns covenant with the said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **SHELBY COUNTY, ALABAMA**, a political subdivision of the State of Alabama, by its County Manager, Alex Dudchock, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of November, 2000.

SHELBY COUNTY, ALABAMA, a political
subdivision of the State of Alabama

By 
Its 

STATE OF ALABAMA
SHELLY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alex Dudchock, whose name as County Manager of Shelby County, Alabama, a political Subdivision of the State of Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in capacity as such County Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, 2000.


Notary Public

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